GITESH MADDIWAR

CHARTERED ACCOUNTANT

535, Ramdaspeth, Nagpur – 440 010. CONTACT : +91-9422136952. EMAIL: giteshmaddiwar@gmail.com

ANNEXURE - F

FORM - 5 [see Regulation 4]

CHARTERED ACCOUNTANT'S CERTIFICATE

(ANNUAL REPORT ON STATEMENT OF ACCOUNTS CHARTERED ACCOUNTANT'S CERTIFICATE)

To,
The, Anandraj Developers,
Through Partner Mr. Karan Rajendra Jaiswal,
Anand Palace – 1, Shop No 4,
Plot No 234, Nandanwan,
Nagpur – 440009

Subject : Report on Statement of Accounts on project fund deposit, utilization and withdrawal by Anandraj Developers, Through Partner Mr. Karan Rajendra Jaiswal for the period from 01/04/2023 to 31/03/2024 with respect of MahaRERA Registration Number P50500051253.

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 ('RERA' or 'the Act') read along with the Maharashtra Real Estate (Regulation and Development) (Regulation of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.

2. I/We have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate

3. I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of the (Promoter) for the period ended 31 March 2024 and hereby certify that:

A. Deposits

Sr. No.	Particulars	For this Fiscal Year	Total for this project Till date
1	Total amount collected from the allottees	1,23,51,000	1,23,51,000
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	86,45,700	86,45,700
4	Total amount deposited in the Designated Bank Account	1,03,51,002	1,03,51,002
5	% of Amount deposited in Designated Bank Account (4)/(1)*100	83.81	83.81
6	Shortfall/(Excess) deposit (3-4)	-17,05,302	-17,05,302

The Amount collected/deposited at Sr. No. 1 & 2, shall not include pass through charges and indirect taxes

Has the required proportion of money collected from allottees of the Project units, as specified in the Act, deposited in the Designated Bank Account? (**Yes** / No).

If No, please mention the amount not deposited.



B. Withdrawals

Sr. No.	Particulars	For this Fiscal Year	Total for this project Till date
1	Opening Balance of Designated Rank Account	-	-
2	Total Deposits	1,03,51,002	1,03,51,002
3	Total amount withdrawn	1,03,48,000	1,03,48,000
4	Closing Balance	3,002	3,002

As specified in the Act, all the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting period? (**Yes** / No)

If No, Please provide the below details: -

Sr No	Date of Withdrawal	Amount of Excess Withdrawals

C. Utilization

I/We certify that, the **M/s. Anandraj Developers** has utilized the amounts withdrawn from Designated Bank Account towards the project costs only, as specified in the Act.

If No, please provide the below details:-

Sr No	Date	Amount not utilized for Project Cost

Sr. No	D. Any Quilifications/Observations of CA
1	The Above Information is prepared on the basis of Bank Statements of RERA Collection Account, Designated Account and Current Account Provided to Us

Yours Faithfully,

Gitesh Maddiwar

Chartered Accountant

Membership Number- 128516

Date:12-12-2024

Place: Nagpur

UDIN:24128516BKFYHO2383

GITESH A. MADDIWAR ★ NAGPUR ★ CHARTERED ACCOUNTANT